Proposed Restoration Approach

It would seem, at an estimated renovation cost in excess of $60.00 per square foot, that the Committee to Restore Carbondale City Hall must, at this time, establish realistic goals and priorities. With this in mind, it is suggested that the project be approached as follows:

Step #1 - Stabilization of Existing Structure: The objective of this phase would be to halt further deterioration, which could eventually result in serious structural damage and increased renovation costs. Such items include roof, masonry and window opening repairs, and have been discussed previously in this report. The stabilization effort in general would probably be the logical focus for future fund raising efforts, since many of the necessary repairs could be accomplished with relatively modest sums of money.

Step #2 - Building Renovation: The Committee's effort toward this end would go hand in hand with building stabilization, however, their participation should probably take a different course. While the Committee can actively solicit funds for protective measures, it seems unrealistic to believe that they can raise the type of money necessary to renovate the entire structure, inside and out. Therefore, in regard to the total renovation, the Committee to Restore Carbondale City Hall should most logically assume the role of promoter. In this capacity, they would provide direction for the duration of the renovation effort, and act as a catalyst in such important decisions as the future use of the building (public, private, etc.), and methods of financing.

Summary

In summary, City Hall is a most impressive landmark which, considering its many years of hard service, has endured rather well.

To date, the work on behalf of the Committee to Restore Carbondale City Hall has been most successful in reviving local interest in this building. however, the emphasis must now shift to development of a sound, realistic approach to a complete renovation effort. In establishing this approach, the immediate decision at hand is to determine, in conjunction with City officials and qualified market analysts, the highest and best use for the structure in today's marketplace.